

Date: September 7, 2016

Project No.: 84062.13

Skyview Ridge Subdivision, Phases I and II Preliminary Estimated Cost Summary

Phase I (Commercial)

Estimate Construction Total, Administrative Costs and Contingency	=	\$	1,143,097.09
Net Phase I Lot Square Footage	=		493,056 SF
Estimated Cost/SF	=	\$	2.32

Phase II (Residential)

Phase II Platted Streets Estimated Total Cost	=	\$	3,013,394.06
Phase II Unplatted Streets Estimated Total Cost	=	\$	1,495,560.34
Total Estimated Cost - Platted and Unplatted Streets	=	\$	4,508,954.40
Net Phase II Lot Square Foot	=		1,395,662 SF
Estimated Cost/SF	=	\$	3.23

Notes:

- Cost estimates based on plat and zoning masterplan only, not on actual design.
- City of Billings stormwater regulations require stormwater detention and stormwater treatment. It may be necessary to utilize a portion of the masterplanned lot area for stormwater management.
- Estimated costs do not include:
 - Private utilities (gas, power, phone)
 - Park improvement costs
 - Sidewalks (to be installed with home construction)
 - Agency application or review fees
 - Future platting or re-platting costs
 - System development fees (meter fees)